



PRESENT:

Mr. Russell J. Gulley, Chairman
Mr. Reuben J. Waller, Jr., Vice-Chairman
Dr. William P. Brown
Mr. J. Dale Patton
Dr. Edgar V. Wallin
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. Michael E. Tompkins, Assistant Director,
Planning Department
Mr. Rob Robinson, Senior Assistant County Attorney,
County Attorney's Office
Ms. Tara McGee, Senior Assistant County Attorney,
County Attorney's Office
Mr. Steve Haasch, Planning Manager,
Planning Department
Ms. Stacy Taffer, Administrative Manager,
Planning Department
Ms. Heather Capel, Administrative Assistant
Planning Department
Mr. Greg Allen, Planning Manager,
Planning Department
Ms. Jane Peterson, Planning Manager,
Planning Department
Ms. Darla Orr, Planning and Special Projects Manager,
Planning Department
Mr. Ryan Ramsey, Planning and Special Projects Manager,
Planning Department
Mr. Robert Clay, Planning and Special Projects Manager,
Planning Department
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,
Planning Department
Mr. Jesse Smith, Director,
Transportation Department
Mr. Steven Adams, Senior Civil Engineer
Transportation Department

Mr. Scott Dunn, Assistant Director
Environmental Engineering Department
Mr. Dave Wolverton, Microcomputer Analyst
Information Systems Technology Department
Deputy Fire Marshall Anthony Batten, Fire and Life Safety,
Fire and EMS Department
Ms. Heather Barrar, Principal Planner,
Planning Department
Ms. Joanne Simmelink, Senior Planner,
Planning Department
Mr. Ray Cash, Code Keeper,
Planning Department
Mr. Whit Kirtley, Senior Planner
Planning Department

ASSEMBLY AND WORK SESSION.

Messrs. Gulley, Waller, Brown, Patton and Wallin and staff assembled at 3:30 p.m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Iron Bridge Road Chesterfield, VA, for a work session.

I. CALL TO ORDER.

Mr. Gulley called the meeting to order.

II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

III. REVIEW UPCOMING AGENDAS.

Ms. Jane Peterson apprised the Commission of the caseload agendas for October, November, December and January.

IV. REVIEW DAY'S AGENDA.

Mr. Greg Allen provided an overview on the three (3) cases for the 4:00 p.m. session.

Mr. Gulley asked Mr. Allen to consider migrating future site plan staff reports to the new format.

Ms. Jane Peterson provided an overview to the Commission of the ten (10) cases for today's agenda.

V. WORK PROGRAM - REVIEW AND UPDATE.

There were no questions relative to the Work Program.

VI. REVIEW PLANNING COMMISSION FOLLOW-UP ITEMS LIST. 📄

There were no questions relative to the Follow-Up Items List.

VII. DISCUSSION OF DRAFT BON AIR SPECIAL AREA PLAN (14PJ0122).

Ms. Joanne Simmelink presented an overview of the draft changes for the Bon Air Special Area Plan. In August, a community meeting was held to review changes to the Plan based upon feedback. The revisions that were made to the Plan included land use plan revision, updated graphics, revised pedestrian and bicycling network map and text revision.

In response to a question from Mr. Gulley relative to when the design standards would be ready, Mr. Turner stated it could be brought to the Commission within three (3) months after the adoption of the Plan.

VIII. UPDATE ON CAPITAL CONSTRUCTION GOALS & ACCOUNTABILITY COMMITTEE.

Dr. Wallin stated at the last meeting there was a lengthy discussion about the purpose and function of the committee and the timeline, which yielded no definitive answers. Construction management was discussed but there were no concrete answers.

Mr. Waller inquired whether Beulah is truly behind schedule. Mr. Carmody is concerned about how the financing of the Watkins relief school will be financed. Schools are being asked to supply numbers for budget at their November meeting.

There was general discussion about funding the new relief school at Watkins and overcrowding.

IX. RECESS.

The Commission recessed at 4:02 p.m. for the 4:00 p.m. public hearing.

4:00 P.M. PUBLIC MEETING.

I. CALL TO ORDER.

Mr. Gulley, Chairman, called the meeting to order at 4:02 p.m., in the Public Meeting Room, Lane B. Ramsey Administration Building, 10001 Iron Bridge Road, Chesterfield, VA.

II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

III. REVIEW MEETING PROCEDURES.

Mr. Turner advised he would review the meeting procedures at the 6:00 p.m. meeting.

IV. APPROVAL OF THE PLANNING COMMISSION MINUTES.

- July 21, 2015 Minutes.

On motion of Mr. Waller, seconded by Mr. Patton the Commission resolved to defer the July 21, 2015 Planning Commission minutes to the October 20, 2015 Planning Commission public meeting.

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

V. PUBLIC MEETING.

- B. 15PR0236*: In Dale Magisterial District, **Steve Brickell** requests a transfer to the Planning Commission for decision of the approved site plan for Lucky Dog Industries, LLC Parking Improvements, Case 15PR0111, located in a C-5 District on approximately 0.80 acres of disturbed area at Route 10 and Canasta Drive. Tax ID 773-680-7615 and 8039.

Mr. Kirk Turner acknowledged withdrawal of the case by the applicant.

- A. 15PR0216: In Midlothian Magisterial District, **1st AND GOAL PROPERTIES, LLC** requests landscape plan and architecture approval for **ZAXBY'S - STONEHENGE** in a Commercial (C-3) District on a site totaling 1.0 disturbed acre at 901 Walmart Way. Tax ID 736-708-2558.

Mr. Chris Thompson, the applicant's representative, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

No one spoke in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission recommended approval of Case 15PR0216 subject to the conditions and addendum, which cancels the conditions:

CONDITIONS

1. ~~The metal awnings on the rear facade shall be the charcoal grey standing seam metal to match the main roof. (P)~~
2. ~~The front setbacks along Midlothian Turnpike and Walmart Way shall be landscaped with perimeter landscaping C. (P)~~
3. ~~Relocate three light poles that conflict with large deciduous trees or change the large deciduous trees to small ornamental trees. (P)~~

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- C. **16TW0132:** In Midlothian Magisterial District, **EAST-WEST HALLSLEY, LLC** requests a major change to the preliminary subdivision approval to include an exception to section 17-76 (G)(1) to allow for 31 lots over the 50 lot maximum without a permanent secondary access point for **HALLSLEY** in a Residential (R-88) District on 360 acres located at the terminus of Brightwalton Road. Tax ID 713-701-7707 and 709-695-8121.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

Mr. Steve Harris voiced support for the request.

No one else spoke in favor of, or in opposition to, the request.

There being no one else to speak, Mr. Gulley closed the public hearing.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 16TW0132 subject to the following conditions and addendum:

CONDITIONS

1. The temporary emergency access road shall be located in a temporary easement from proposed Fleetwood Road to existing Farnborough Drive. (F)
2. The access shall only be temporary and shall only be for emergency vehicles until the second access is provided. (F)
3. The emergency access shall be built and inspected prior to the recordation of Hallsley Section 3C. (F)
4. The temporary emergency access road shall be built and maintained to the Fire Department standards based on the Virginia Statewide Fire Prevention Code with the exception that the road only has to have a two layer system verses the three. (F)
5. The temporary emergency access road shall be maintained to the Fire Department standards based on the Virginia Statewide Fire Prevention Code. (F)
6. The developer, East West – Hallsley LLC Development, will be responsible for the maintenance of the temporary emergency access road. (F)
7. The emergency access may be located within lots or open space. The developer understands that no building permits will be released on the lots that the temporary emergency access crosses. (F)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

VI. RECESS.

There being no further business to discuss, the Commission recessed the Afternoon Session at approximately 4:46 p.m., agreeing to meet in the Executive Meeting Room at 5:00 p.m., for dinner; and to reconvene in the Public Meeting Room at 6:00 p.m. for the public meeting.

5:00 P.M. DINNER - EXECUTIVE MEETING ROOM.

During dinner, there was general discussion on topics related to the Planning Commission.

6:00 P.M. PUBLIC HEARING.

I. CALL TO ORDER.

Mr. Gulley called the meeting to order.

II. INVOCATION.

Dr. Brown presented the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

The Commission led in the Pledge of Allegiance to the Flag.

IV. REVIEW UPCOMING AGENDAS.

Mr. Turner apprised the Commission of the caseload agendas for October, November, December 2015.

V. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

VI. REVIEW MEETING PROCEDURES.

Mr. Kirk Turner reviewed the meeting procedures.

VII. CITIZEN COMMENT PERIOD ON UNSCHEDULED MATTERS INVOLVING THE SERVICES, POLICIES AND AFFAIRS OF THE COUNTY GOVERNMENT REGARDING PLANNING OR LAND USE ISSUES.

There were no citizens' comments on unscheduled matters.

VIII. PUBLIC HEARING.

- WITHDRAWAL BY APPLICANT – REZONING.

- A. **14SN0508***: (AMENDED) In Bermuda Magisterial District, **Centralia Station LLC** requests amendment of zoning (Case 93SN0147) relative to density and access and amendment of zoning district map in Agricultural (A) and Residential (R-7, R-9 and R-12) Districts on 73.3 acres fronting 20 feet on the south line of Centralia Road, 510 feet on the east line of Centralia Station, 600 feet west of Chester Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (1 and 1.5 dwellings per acre or less). Tax ID 786-660-5178.

Mr. Kirk Turner acknowledged withdrawal of the case by the applicant.

- DEFERRAL REQUEST BY INDIVIDUAL PLANNING COMMISSIONER – CONDITIONAL USE.

- D. **15SN0673**: In Dale Magisterial District, **Frederick Izeal Gholson** requests conditional use to permit the parking of a semi-tractor and amendment of zoning district map in a Residential (R-9) District on .3 acre known as 5918 Silver Oak Lane. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 785-685-0473.

Mr. Frederick Gholson, the applicant, accepted deferral of Case 15SN0673 by Dr. Brown, to the October 20, 2015 Planning Commission public hearing. He stated the deferral would allow more time for Mr. Gholson to find an appropriate parking location for his tractor.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the deferral.

There being no one to speak, Mr. Gulley closed the public hearing.

The following motion was made at Dr. Brown's request.

On motion of Dr. Brown, seconded by Mr. Waller, the Commission, on their own motion, and with the applicant's consent, resolved to defer Case 15SN0673 to the October 20, 2015 Planning Commission public hearing.

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- CONSENT ITEMS – CONDITIONAL USES, CONDITIONAL USE PLANNED DEVELOPMENT.

- C. **15SN0672**: In Clover Hill Magisterial District, **Redeemer Lutheran Church** requests amendment of conditional use (Case 85SN0055) to permit expansion of a private school and increase the

number of students plus a conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map in a Residential (R-7) District on 3.9 acres known as 9400 Redbridge Road. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 751-704-7512.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

Mr. Gulley noted that the services provided would benefit the community and the conditions offered would minimize impacts on area properties.

On motion of Mr. Gulley, seconded by Dr. Wallin, the Commission resolved to recommend approval of Case 15SN0672 and acceptance of the following proffered conditions and textual statement:

PROFFERED CONDITIONS

1. Master Plan. The Textual Statement dated August 11, 2015 shall be considered the Master Plan. (P)

The Applicant hereby deletes Condition 4 and amends Condition 2 of Case 85SN0055 to read as follows:

2. Private School Enrollment. Enrollment shall not exceed one hundred and sixty-five (165). (P)

(Staff Note: Except as amended herein, all previous conditions of zoning approved in Case 85SN0055 shall remain in full force and effect.)

3. Perimeter Landscaping Along Arch Road. For any area where parking is less than fifty (50) feet from the ultimate right-of-way of Arch Road, Perimeter Landscaping C shall be installed in addition to an evergreen shrub hedgerow that is maintained at a height of 3 to 4 feet for the length of parking and drive areas. (

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- E. **16SN0503:** In Bermuda Magisterial District, **Chip Avery c/o Avery Brothers LLC** requests conditional use to permit private fitness center use and amendment of zoning district map in a General Industrial (I-2) District on 2 acres known as 13537 Charlotte Court. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office use. Tax ID 805-649-8125.

Mr. Chip Avery, the applicant, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

Mr. Patton noted the use would have no adverse impact on area development.

On motion of Mr. Patton, seconded by Dr. Wallin, the Commission resolved to recommend approval of Case 16SN0503 and acceptance of the following proffered conditions:

PROFFERED CONDITIONS

1. Use: This Conditional Use approval shall be for the operation of a private fitness center. (P)
2. Time Limitation: This Conditional Use approval shall be granted for a period not to exceed ten (10) years from the date of approval. (P)
3. Clients: No more than eighteen (18) clients shall be permitted on the premises at any one time. (P)
4. Hours of Operation: The operation of this use shall be limited to Sunday through Saturday from 6:00 a.m. to 9:00 p.m. (P)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- G. 16SN0513:** In Bermuda Magisterial District, **Enon LLC** request amendment of conditional use planned development (Case 07SN0141) to reduce cash proffers and modify garage setbacks and amendment of zoning district map in a Community Business (C-3) District on 56.7 acres fronting 330 feet on the east line of North Enon Church Road, 935 feet north of East Hundred Road. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Medium-High Density Residential (Minimum 4.0 to 8.0 dwellings per acre) and Industrial uses. Tax IDs 824-648-6539 and 826-648-3681.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

On motion of Mr. Patton, seconded by Dr. Wallin, the Commission resolved to recommend approval of Case 16SN0513 and acceptance of the following proffered conditions and textual statement:

PROFFERED CONDITIONS

With the approval of this request, Proffered Condition 8 and Textual Statement item III. E of Case 07SN0141 shall be amended as outlined below. All other conditions of Case 07SN0141 shall remain in force and effect.

1. Cash Proffer. For each dwelling unit, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the service district for the property, unless state law prevents enforcement of that timing:
 - A. \$18,966.00 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost Index during that time period.
 - B. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
 - C. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B)
 - D. Should any impact fees be imposed by the County of Chesterfield at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B&M)
2. Garages. Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the front porch provided that the rooflines of the porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of two (2) feet forward of the front line of the main dwelling. (P)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- H. **16SN0517:** In Clover Hill Magisterial District, **Scale Development LLC** request amendment of zoning (Case 06SN0141) to reduce cash proffers and amendment of zoning district map in a Residential (R-12) District on 23.3 acres fronting the northern terminus of South Twilight Lane, 620 feet north of Spruce Pine Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 758-696-3777.

Mr. Andy Scherzer, the applicant, requested Commission support.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

Mr. Gulley stated this case represents a perfect example of infill development within an area considered for revitalization, and quality development should be incentivized. He noted that revitalization is a large component of The Comprehensive Plan, and that the county should have metrics for development standards that are appropriate in revitalization areas to attain a better product that is still affordable. He indicated concern that the lack of metrics or tools resulted in little guidance for the applicant, and subsequent withdrawal of proffered development standards in favor of a full cash proffer. He noted concern with the addendum which addressed staff's approach in reviewing the previously submitted development standard proffers.

Mr. Waller concurred with Mr. Gulley's comments, noting this case should represent a learning experience so future projects in revitalization areas can realize incentives.

Mr. Gulley indicated that to defer the case would be of no advantage as the metrics to address this issue would likely not be in place within thirty (30) to sixty (60) days.

Mr. Patton stated with the pending Special Area Plan on the Jefferson Davis Corridor and other revitalization corridors, tools, metrics and policies need to be in place. He questioned if the applicant had originally offered standards above what should be expected to receive a credit towards to the cash proffer.

In response to a question by Dr. Wallin, Mr. Scherzer replied he was receptive to a sixty (60) day deferral, if the Commission and staff felt it would be productive.

Dr. Wallin noted that leadership in revitalization needs to provide recommendations on the value of what is offered.

On motion of Mr. Gulley, seconded by Dr. Wallin, the Commission resolved to recommend approval of Case 16SN0517 and acceptance of the following proffered condition:

PROFFERED CONDITION

With the approval of this request, Proffered Condition 2 of Case 06SN0141 shall be amended as outlined below. All other conditions of Case 06SN0141 shall remain in force and effect

Cash Proffer. For each dwelling unit, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the cash proffer service district for the property, unless state law prevents enforcement of that timing:

- a) \$18,966 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point

the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost index during that time period.

- b) Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
- c) Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
- d) Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees in a manner determined by the County. (B)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- I. **16SN0536:** In Midlothian Magisterial District, **Aura Bowling Deane and Leslie Emory Deane, Jr.** request conditional use to permit family day-care home and amendment of zoning district map in a Residential (R-7) District on .2 acre known as 1948 Neptune Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 745-713-1972.

Ms. Aura Deane, the applicant, accepted staff's recommendation.

Mr. Gulley opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 16SN0536 and acceptance of the following proffered conditions:

PROFFERED CONDITIONS

1. Non-Transferable Ownership: This conditional use approval shall be granted to and for Leslie Emory and/or Aura Bowling Deane, exclusively, and shall not be transferable, nor run with the land. (P)
2. Expansion of Use: There shall be no exterior additions or alterations to the existing structure to accommodate this use. (P)
3. Signage: There shall be no signs permitted to identify this use. (P)
4. Number of Children: This conditional use approval shall be limited to providing care, protection and guidance to a maximum of twelve (12) children, other than the applicant's own children or any children that reside in the home, at any one time. (P)

5. Hours of Operation: Hours and days of operation shall be limited to Monday through Friday from 6:30 a.m. to 6 p.m. There shall be no Saturday or Sunday operation of this use. (P)
6. Time Limitation: This conditional use approval shall be granted for a period not to exceed ten (10) years from the date of approval. (P)
7. Fenced Outdoor Play Areas: Any outdoor play area and/or recreational equipment utilized by the family day-care home shall be located in the side or rear yard of the property. Outdoor play and/or recreational equipment areas shall have perimeter fencing of at least four feet in height, installed and maintained around the equipment or play area. Except for the existing swing set which is located nine and one-half (9.5) feet from the side property line and an existing sand box which is located four (4) feet from the rear property line, all equipment for outdoor play areas shall be located no closer than fifteen (15) feet from the side or rear property lines. Should the swing set or sand box be expanded, relocated or replaced, such play equipment shall be located a minimum fifteen (15) from the side and rear property lines. (P)
8. Employees: No more than one (1) employee shall be permitted to work on the premises other than family member employees that live on the premises. (P)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

• **REZONING AND CONDITIONAL USE- OTHER.**

- B. **15SN0657**: In Clover Hill Magisterial District, **The Grove at Lucks Lane, LLC** request rezoning from Agricultural (A) to Multifamily Residential (R-MF) with conditional use to permit group care facility plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 19.5 acres fronting 930 feet on the north line of Lucks Lane, 550 feet east of Explorer Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.5 dwellings/acre or less). Tax IDs 740-697-6972; 741-697-2669 and 3625.

Ms. Darla Orr presented an overview of the request and staff's recommendation for denial as the request exceeds residential density suggested as appropriate for the area and it fails to fully address development impacts of dwelling units.

Mr. Andy Scherzer, the applicant's representative, noted several institutional uses nearby and that the proposed use fits into the Comprehensive Plan. While initially the community meetings had a significant number of neighbors against the development, changes to the case have addressed many concerns. Traffic from the development will not impact schools or to neighborhoods, as the majority of the residents in assisted living will not have cars. The age and level of mobility for this product will not create an increased use on public facilities. Sidewalks and bike lanes are provided for Lucks Lane should the bike path move forward.

Mr. Gulley opened the floor for public comment.

Ms. Dianne Wyland, Mr. Jerry Trainham, Mr. Scott McCoy, Mr. Roy Jordan and Ms. Marlo Ferguson do not support the request, expressing concerns relative to the incompatibility of a

business use with single family residential development; noise; traffic on Lucks Lane; and maintenance of the proposed pedestrian path.

In rebuttal, Mr. Scherzer stated the assisted living will not have the same impact on the County as single-family homes. There is a need for this business in this location. Deliveries will be limited to the west side of the site and would be far away from the single-family homes. Parks and Recreation will manage the path trails. The developer will also help with drainage issues in that area. Based upon a traffic study at the intersections, there is no traffic issue to solve and the development will not burden the intersections.

In response to a question from Mr. Gulley relative to traffic, Mr. Jesse Smith replied the Lucks Lane project from Spirea will be under construction in the next two (2) years. Currently, Lucks Lane functions at a level B and it is one of the County's better road ways. VDOT controls signalization of intersections, to include Spirea.

Mr. Stuart Connock, with Parks and Recreation, was not available for comment.

No one else came forward to speak in favor of, or in opposition to, the request.

There being no one else to speak, Mr. Gulley closed the public hearing.

Mr. Gulley stated the Principal of Monacan High School supports this development and is excited about this opportunity for interaction between students and facility residents; that Parks and Recreation will maintain the pathway; and that, while built as complete dwelling units, the assisted living units should not be considered as dwellings and, as a senior project, will not generate students. He noted a growing need for senior housing, and the Cash Proffer Policy should consider other impacts from senior housing, such as for Fire and EMS.

Dr. Brown, Mr. Patton, Mr. Waller and Dr. Wallin all voiced support for the case citing demographics and the need.

On motion of Mr. Gulley, seconded by Mr. Patton, the Commission resolved to recommend approval of Case 15SN0657 and acceptance of the following proffered conditions, addendums and textual statement:

PROFFERED CONDITIONS

1. Master and Zoning Plans. The Textual Statement, last revised September 2, 2015, and the Zoning Plan, Exhibit A, last revised August 31, 2015 and prepared by Balzer and Associates, Inc. shall be considered the Master Plan. Uses shall be located as generally depicted on the Zoning Plan, but the location and size of buildings, parking and amenities may be modified provided the uses generally maintain their relationship with each other and any adjacent properties. A plan for any such Zoning Plan adjustment shall be submitted to the Planning Department for review and approval. Such plan shall be subject to appeal in accordance with provisions of the Zoning Ordinance for site plan appeals. (P)

2. Cash Proffer.

- A. For each of the 56 dwelling units identified in Textual Statement II.A.1 as Independent Living Units, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the cash proffer service district for the property, unless state law prevents enforcement of that timing:
- i. \$11,152.00 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost Index during that time period. The \$11,152.00 will be allocated pro-rata among the facility costs as follows: \$1,091.00 for parks and recreation, \$258.00 for library facilities, \$9,106.00 for roads, and \$697.00 for fire stations.
 - ii. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
 - iii. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
- B. Parks and Recreation Credit: If the developer constructs improvements described in Proffered Condition 15, as determined by the Parks and Recreation Department, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield for each of the 56 dwelling units identified in Textual Statement II.A.1 as Independent Living Units, prior to the issuance of a building permit for infrastructure improvements within the cash proffer service district for the property, unless state law prevents enforcement of that timing:
- i. \$10,400 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost Index during that time period. The \$10,400 will be allocated pro-rata among the facility costs as follows: \$339.00 for parks and recreation, \$258.00 for library facilities, \$9,106.00 for roads, and \$697.00 for fire stations.
 - ii. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
 - iii. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
- C. For each of the 56 dwelling units identified in Textual Statement II.A.2 as Assisted Living Units, the applicant, sub-divider, or assignee(s) shall pay the

following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the cash proffer service district for the property, unless state law prevents enforcement of that timing:

- i. \$697.00 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost Index during that time period. The \$697.00 will be allocated to the facility costs as follows: \$697.00 for fire stations.
- ii. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
- iii. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.

D. In the event the cash payment is not used for which proffered within 15 years of receipt, the cash shall be returned in full to the payer.

E. Should any impact fees be imposed by Chesterfield County at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B&M)

- 3. Dedication. Prior to any site plan approval, additional right-of-way, as determined by the Transportation Department, on the north side of Lucks Lane, immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County to accommodate a bike lane. (T)
- 4. Vehicular Access. Direct vehicular access from the property to Lucks Lane shall be limited to one (1) entrance/exit (the "Main Access") and one (1) emergency only access described in the Textual Statement Condition III.C.i. The exact location of these accesses shall be approved by the Transportation Department. (T)
- 5. Road Improvements. Prior to the issuance of an occupancy permit, the following road improvements shall be completed, as determined by the Transportation Department:
 - A. Construction of additional pavement along Lucks Lane at the Main Access to provide a right turn lane;
 - B. Construction of a bike lane along Lucks Lane adjacent to the proposed right turn lane;
 - C. Construction of a sidewalk along Lucks Lane for the entire property frontage; and
 - D. Dedication to and for the benefit of Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

6. Age restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Housing Law, and such other applicable federal, state, or local legal requirements, dwelling units shall be restricted to “housing for older persons” as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled therein (“Age- Restricted Dwelling Units”). (B&M, P)
7. Street Trees. Street trees shall be installed or preserved and maintained along both sides of the interior roads and common driveways to include public road entrances in accordance with the requirements of the Zoning Ordinance. (P)
8. Internal Landscaping. Landscaping shall be provided and maintained around the perimeter of all buildings, between buildings and driveways, within medians, and within common areas. Landscaping shall comply with the requirements of the Zoning Ordinance Sections 19-516 through 19-518 (f). Landscaping shall be designed to minimize the predominance of building mass and paved areas; define private spaces; and enhance the residential character of the development. The Planning Department, at the time of site plan review, shall approve the landscaping plan with respect to the exact numbers, spacing, arrangement and species of plantings. (P)
9. Lighting. Light poles shall be permitted to have a maximum height of twenty (20) feet, except that any light poles within 200 feet of the eastern property boundary shall have a maximum height of fifteen (15) feet. (P)
10. Architecture. Architectural design shall be generally as shown on Exhibit Band Exhibit C dated May 1, 2015 by Senior Consulting, LLC, Exhibit D dated June 30, 2015 by Senior Consulting LLC, and Exhibit E dated September 2, 2015 by Senior Consulting, LLC, unless otherwise approved by the Planning Commission at time of site plan approval. (P)
11. Buffer. A variable width buffer ranging from between 50 and 100 feet shall be provided and maintained in accordance with Zoning Ordinance requirements for fifty (50) foot buffers along the eastern property boundary as shown in Exhibit A. Existing mature vegetation located within this buffer shall be retained unless removal is approved by the Planning Department during plan review. Preserved vegetation may be substituted for required landscaping materials if approved during plan review. (P)
12. Loading Area. Dumpster service and deliveries shall occur only on the western side of RMF building as generally shown on Exhibit A and shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. (P)
13. Fence. Prior to the issuance of the first building permit, a six (6) foot natural-colored solid vinyl, wood or composite fence shall be installed along the eastern property boundary as shown in Exhibit A. The exact design and treatment shall be approved by the Planning Department at the time of site plan review. The fence shall be maintained in good condition by the Developer. (P)
14. Internal Sidewalks. An eight foot (8') wide shared use public pedestrian/bike path shall be provided within an open space easement running generally north and south through the

community connecting Lucks Lane to Monacan High School as identified on Exhibit A. The path shall be 2" SM-9.5 asphalt and over 4" 21-B stone. The remaining sidewalks shall be provided as generally shown on Exhibit A and shall be a minimum of 4 feet wide, with five (5) foot wide bump outs every fifty (50) feet to provide ADA compliance. All sidewalks shall be maintained in good condition by the Developer. (P)

15. Park Access. As determined by the Parks and Recreation Department, prior to the issuance of the first building permit, the applicant shall construct an additional eight foot (8') wide pedestrian/bike trail from the northern boundary line extending approximately 520 linear feet to the gravel road behind the Monacan High School baseball fields as shown on Exhibit A. The path shall be 2" SM-9.5 asphalt and over 4" 21-B stone, with any modifications approved by the Parks and Recreation Department. (P and P&R)
16. Access Easement. Prior to any site plan approval or within ninety (90) days of a request by the Planning Department, an access easement, acceptable to the Planning Department, shall be recorded from the Main Access on Lucks Lane to the adjacent property identified as Tax ID 741-697-6714, as shown on Exhibit A. (P)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

- F. **16SN0504**: In Midlothian Magisterial District, **Windswept Development LLC** requests amendment of zoning (Cases 14SN0578 and 05SN0329) to increase density, reduce cash proffer, plus relief to street access requirements and amendment of zoning district map in Agricultural (A) and Residential (R-12) District on 50.7 acres fronting the northern terminus of N. Otterdale Road, north of Paddle Creek Drive. Residential use of up to 3.63 units per acre is permitted in the Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1.0 dwelling per acre). Tax IDs 717-714-5888; 718-713-4861; and 718-714-0248.

Ms. Darla Orr presented an overview and staff's recommendation for denial for Request I (increase in density) and Request II (street access), noting while the proposal addresses development impacts, it exceeds residential density recommended by the Comprehensive Plan and provides insufficient justification for granting exception to more than fifty lots off of one (1) access.

Mr. Andy Scherzer, the applicant's representative, requested approval from the Commission, noting the project fits the Comprehensive Plan, is consistent with densities of neighboring residential developments, and offers full cash proffers for the additional dwelling units.

Mr. Gulley opened the floor for public comment.

No one came forward to speak, in favor of, or in opposition to, the request.

There being no one to speak, Mr. Gulley closed the public hearing.

In response to a question from Mr. Waller, Mr. Scherzer stated these lots were similar to those approved for St. Ives and include sidewalks.

In response from a question from Mr. Waller relative to school redistricting, Mr. Chris Sorensen, Assistant Superintendent for Business and Finance with Schools responded that system wide, Schools have entered into a contract with a consulting firm to look at redistricting. A final decision has not been made on the Greenspring site regarding the location of the relief school for Watkins ES.

Mr. Waller stated the expansion would meet conditions approved in the original case; full cash proffer is offered for the additional units with Schools receiving an amount equal to the full calculated impact; and density is compatible with area development.

Dr. Brown stated his ongoing concern relative to granting exceptions to permit additional dwelling units on a single connector and its impact on safety. He noted sixty (60) homes are too many; the Fire Department recommendation of thirty (30) homes on a single access; and that he cannot support the case.

Dr. Wallin stated residential is a better use for the neighborhood than the large BMP originally planned and the applicant is offering full cash proffers.

In response to a question from Mr. Patton, Mr. Scherzer responded the installation of the second egress relative to impacts on the RPA would cost more than the value of the lots.

On motion of Mr. Waller, seconded by Mr. Patton, the Commission resolved to recommend approval of Case 16SN0504 and acceptance of the following proffered conditions and textual statement:

PROFFERED CONDITIONS

With the approval of this request, Proffered Condition 3 of Case 05SN0329 and Proffered Condition 3 of Case 14SN0578 shall be amended as outlined below. All other conditions of Cases 05SN0329 and 14SN0578 shall remain in force and effect.

Proffered Condition 3 of Case 05SN0329 shall be amended to read as follows:

1. The maximum density of this development shall not exceed sixty-two (62) lots. A maximum of forty-five (45) lots shall be permitted on GPIN 718-713-4861 and a maximum of seventeen (17) lots shall be permitted on GPIN 718-714-0248 and 717-714-5888. (P)

Proffered Condition 3 of Case 14SN0578 shall be amended to read as follows:

2. Cash Proffer: The applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, for infrastructure improvements within the service district for the property:
 - A. For the first 46 dwelling units, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a certificate of occupancy for infrastructure improvements within the

service district for the property, unless state law prevents enforcement of that timing:

- i. \$11,262.00 per dwelling unit, for the period beginning the July 1 preceding the Board of Supervisor's approval of the case through July 1 four years later, as which point the amount will be adjusted for the cumulate change in the Marshall and Swift Building Cost Index during that time period. At the time of payment \$11,262.00 will be allocated pro-rata among the facility costs as follows: \$1,198.00 for parks and recreation, \$310.00 for library facilities, \$9,073.00 for schools and \$681.00 for fire stations.
- ii. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year;
- iii. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
- iv. Should any impact fees be imposed by the County of Chesterfield at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B & M)

B. For each dwelling unit in excess of 46, the applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for infrastructure improvements within the cash proffer service district for the property, unless state law prevents enforcement of that timing:

- i. \$18,966.00 per dwelling unit for the period beginning the July 1 preceding the Board of Supervisors' approval of the case through July 1 four years later, at which point the amount will be adjusted for the cumulative change in the Marshall and Swift Building Cost Index during that time period. The \$18,966 will be allocated pro-rata among the facility costs as follows: \$9,648.00 for schools, \$911.00 for parks and recreation, \$215.00 for library facilities, \$7,609.00 for roads, and \$583.00 for fire stations.
- ii. Thereafter, the per dwelling unit cash proffer amount shall be automatically adjusted, annually, by the annual change in the Marshall and Swift Building Cost Index on July 1 of each year.
- iii. Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.

- iv. Should any impact fees be imposed by the County of Chesterfield at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B & M)

AYES: Messrs. Gulley, Waller, Patton and Wallin.
NAY: Dr. Brown.

- J. **16SN0542:** In Midlothian Magisterial District, **AT&T Mobility** requests conditional use to permit a communications tower and amendment of zoning district map in a Residential (R-25) District on 9.2 acres fronting 675 feet on the south line of Robious Road, 135 feet west of Corner Rock Road; also fronting 135 feet on the west line of Corner Rock Road, 280 feet south of Robious Road. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (maximum of 1.0 dwelling per acre). Tax IDs 934-717-9054 and 735-717-1268 and 2943.

Mr. Robert Clay presented an overview of the case to the Commission and staff's recommendation for denial noting the request does not comply with the Public Facilities Plan, an element of the Comprehensive Plan. He noted, as conditioned, the proposal is consistent with the Telecommunications Tower Siting Policy criteria.

Mr. Preston Lloyd, the applicant's representative, does not agree with staff's recommendation, noting an opportunity for four (4) to six (6) carriers to locate on this tower should it be approved; the community benefits from the placement of this tower; and enhancements to business and safety.

Mr. Gulley opened the floor for public comment.

Mr. Roy Jordan and Ms. LaVerne Anderson spoke in opposition, noting a preference for stealth (monopine) design rather than monopole; placing a limit on the number of monopoles on the site; visibility of the tower; and potential negative impact on area property values.

There being no one else to speak, Mr. Gulley closed the public hearing.

In rebuttal, Mr. Lloyd, stated that if the facility is no longer needed by AT&T, the proffers state the tower will be dismantled and removed.

In response to a question from Mr. Waller, Mr. Clay clarified Proffered Condition 4 in the addendum addresses vegetative buffers, permitting removal of diseased trees so as not to spread the disease to other buffer vegetation.

Mr. Waller noted the water tank, upon which the carriers are currently located, will be coming down, and that this is a replacement rather than a new tower. He indicated the monopole at this location is more aesthetically pleasing than a monopine and that tree retention provides a good camouflage.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 16SN0542 and acceptance of the following proffered conditions and addendum:

PROFFERED CONDITIONS

1. Reflects that while the issuance of a building permit for a communications tower would preclude the issuance of a residential building permit, the issuance of a residential building permit would also preclude the issuance of a building permit for a communications tower. Further, so long as such permits remain active and such structures exist, this restriction would apply. This condition also requires that this restriction be noted on any preliminary plat for the property.
2. There shall be no signs permitted to identify this use except those required by FCC or other regulatory body. (P)
3. The base of the tower shall be enclosed by a minimum six (6) foot high fence, designed to preclude trespassing. The fence shall be placed so as to provide sufficient room between the fence and the property line to accommodate evergreen plantings having an initial height and spacing to provide screening of the base of the tower and accessory ground-mounted equipment or structures from adjacent properties. (P)
4. Establishes that no trees may be removed from the property except as necessary to accommodate the tower area and access drive, unless such trees are dead, diseased or dying. It also removes the 100-foot "Vegetation Retention Area" along Robious Road and the 50-foot "Vegetation Retention Area" around the remaining perimeter of the property.
5. The color, design and lighting system for the tower shall be as follows:
 - a. The tower shall be painted Java Brown from the base to the top of the surrounding tree canopy and Galvanized in color from the tree canopy to the top of the tower.
 - b. The tower shall not be lighted.
 - c. The tower shall be a monopole structure with flush mounted antennas.
 - d. Any satellite dish and microwave dish antennas attached to the telecommunications tower shall not exceed six (6) feet in diameter and shall be of a neutral color with no logos. (P)
 - e. .Added to require the tower to be designed to accommodate the antenna cables inside the tower to the extent technically practicable.
6. Any building or mechanical equipment shall comply with the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment in O, C and I Districts. (P)

(NOTE: The Zoning Ordinance requires the screening of mechanical equipment located on the building or ground from adjacent properties and public rights of way. Screening would not be required for the tower or tower-mounted equipment.)

7. Prior to use of this telecommunications tower, the owner of the tower shall obtain approval of the structural integrity by a registered professional engineer licensed in Virginia and a copy of the report filed with the Planning Department. (P)
8. The tower shall not exceed a height of 152 feet. (P)
9. At such time that the telecommunications tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the property owner(s) and/or cell tower owner(s) and/or lessee(s) shall dismantle and remove the tower and all associated equipment from the property. (P)
10. The tower and access road shall be sited on the property in the location shown on the plans prepared by Warren Williams and Associates, entitled RI731, dated August 20, 2015, on file with the Department of Planning. (P)

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

THE COMMISSION RECESSED BRIEFLY AT 9:00 P.M.

THE COMMISSION RECONVENED AT 9:10 P.M.

K. BON AIR SPECIAL AREA PLAN (14PJ0122).

An amendment to Chesterfield County's Comprehensive Plan, Moving Forward...The Comprehensive Plan of Chesterfield. The Bon Air Special Area Plan ("Plan") encompasses the area bounded by Jimmy Winters Creek to the west, Huguenot Road to the north, the City of Richmond boundary formed by power lines to the east, as well as the area south of the railroad tracks bounded by Belleau Drive, West Bon View Drive, Logan Street, Jahnke Road and Brown Summit Road, as generally shown on The Land Use Map.

The Plan does not rezone or change legal use of property. It would amend Chapters 10 (Land Use Plan), 11 (Special Area Plans) and 15 (Implementation) of Comprehensive Plan. Sections include: Introduction-Plan Overview, Plan Goal, Issues & Opportunities, Guidelines & Concept Plan, Design Plan, Infrastructure, Implementation, and Land Use Plan Categories & Map.

The Introduction Section provides information about the community including, among other y, location, development patterns, structures, and development trends.

The Plan Goal Section establishes the goal for the plan and provides general statements regarding the future growth, development and infrastructure improvements that aim to achieve the stated goal.

The Issues and Opportunities Section identifies conditions, limitations and opportunities which include, among other things, zoning and development patterns; transportation infrastructure; pedestrian and bicycling infrastructure and amenities; adequacy of parking; the potential for

aggregation, public space and community gateways as part of commercial redevelopment; historic preservation; tree canopy preservation; stormwater infrastructure; existing above-ground utility lines along roads; water and wastewater infrastructure; area public facilities; civic engagement; infrastructure funding; and various incentives to support recommended development patterns where permitted by applicable law.

The Guidelines and Concept Plan Section guides community growth and development and addresses principles necessary to implement the goal of the plan. These include, among other things development standards that promote a walkable village style development pattern generally in the area around the intersection of Forest Hill Avenue and Buford Road and along Huguenot Road; transitional office uses; Streetscaping and Pedestrian Amenities; Economic Development that encourages small scale, neighborhood serving commercial, retail and office services; aggregation of property within the commercial core for redevelopment; incorporation of public spaces and gateway design features as part of development proposals; a neighborhood park facility; encouraging local historic designation; protection, preservation or replacement of trees to maintain the tree canopy; encouraging facade improvements to existing commercial structures; keeping existing area public facilities within the boundaries of the Plan; extension of wastewater systems throughout the plan geography; coordination of public infrastructure projects; stormwater treatment improvements at Bon Air Elementary; civic association to foster investment, represent community concerns, and communicate effectively with government agencies; incentives to promote recommended development patterns; and coordination of projects with the City of Richmond.

The Design Plan Section illustrates a walkable village environment, including small scaled mixed use and neighborhood serving commercial development concepts envisioned by the Plan.

The Infrastructure Section identifies specific infrastructure recommendations aimed at achieving the goal of this plan including transportation, stormwater drainage, public wastewater, and park facilities.

The Implementation Section outlines amendments to the countywide Comprehensive Plan and includes steps to implement the goal and guidelines of the Plan to include, among other things, ordinance design standards; pedestrian and bicycle network improvements including a pedestrian and bicycle railroad crossing; development of a neighborhood park; stormwater treatment improvements; public wastewater extension; formation of a civic association; and relocating or burying above ground utilities along area roads.

The Land Use Plan Section outlines amendments to the countywide Comprehensive Plan. The following Land Use Plan Map Categories provide more specific direction for the evaluation of specific development proposals and details relative to suggested densities, development types and design and utility usage can be found the countywide Comprehensive Plan: Suburban Residential II-2.0 to 4.0 dwellings per acre; Neighborhood Business; Corporate Office; Neighborhood Office; and Residential Mixed Use. In areas designated for Residential Mixed Use the density standards should be reduced to a minimum of 8 units per acre for residential and buildings shall be a maximum of two (2) stories; non-residential uses should be located on the ground floor with residential uses on the second floor; and incorporation of residential townhomes fronting along McRae Road and Tinsley Drive into mixed use projects, providing a transition from the commercial core to the surrounding residential neighborhoods. The Plan suggests that the commercial core

should have commercial uses which serve surrounding neighborhoods (such as small scale retail, office and personal services establishments); and have flexible zoning standards to encourage innovative, creative, and high quality design. The Plan identifies a site specific note (Note 6 on the Land Use Plan Map) for the area bounded by Huguenot Road, Buford Road, Bannon Road and Bon Oaks Lane that land uses other than those shown on the Land Use Plan Map may be appropriate if the entire block is aggregated and rezoned under a unified plan of development, impacts on surrounding neighborhoods are minimized, and if high quality, upscale and innovative architecture and site design is employed to provide a positive gateway into Bon Air and Chesterfield County.

Ms. Joanne Simmelink presented an overview to the Commission of the Bon Air Special Area Draft Plan highlighting changes and updates based upon community comments, community meetings and staff recommendations. Staff engaged community groups and attended events to gather input for the Plan. These outreach efforts allowed citizens to voice concerns, view plans and make recommendations which staff used to make adjustments to the Plan presented to the Commission this evening.

Mr. Gulley opened the floor for public comment.

Ms. Alison Burnette, Ms. Cheryl Lafferty, Ms. Eliana Pisons, Ms. Meghan Keogh, Ms. Amy Waters, Ms. Holly Waters, Mr. Jeff Hall, Ms. Colleen Hall, Mr. Chuck Gates and Mr. Howard Pisons voiced support for the biking paths, sidewalks, well designed redevelopment, connectivity from the school to the library, traffic calming measures and keeping the village feel in the area.

Mr. Jim McCool stated he would like to see a prioritized plan with sewer and bike paths being installed first.

Mr. Bob Steele said safety is the number one priority. Buford Road is the center piece of the village, somehow Buford Road has been neglected. They want roundabouts, twenty-five (25) mile an hour speed limits, and the area to have safe pedestrian walkability.

Ms. Joanne Simmelink rebutted by stating the mixed use was revised for small scale and capped at two (2) stories, recommended improvements would occur as determined through implementation process, that Staff will work with VDOT to assess area traffic issues, and that the facilities in the plan should not be viewed as an ultimate network, but instead the initial phasing.

Mr. Kirk Turner stated he will be in touch with the police major in charge of traffic operations to ask for a step up in patrols.

There being no one else to speak, Mr. Gulley closed the public hearing.

In response to a question from Mr. Waller relative to traffic, Mr. Jesse Smith stated, CDOT will be happy to work with citizens to resolve issues and the neighborhood has to buy into the traffic calming measures.

Dr. Wallin complimented the community for participating in the process and the Staff for their flexibility. He thanked Mr. Waller for his hard work to help formulate and shape this Plan.

Mr. Patton and Mr. Gulley expressed gratitude to the Staff for a job well done on being adaptive and creating a good Plan.

On motion of Mr. Waller seconded by Mr. Gulley, the Commission resolved to recommend approval the Bon Air Special Area Plan with the revisions presented today.

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

IX. OTHER BUSINESS.

There was no other business discussed.

X. CITIZEN COMMENT PERIOD ON UNSCHEDULED MATTERS INVOLVING THE SERVICES, POLICIES AND AFFAIRS OF THE COUNTY GOVERNMENT REGARDING PLANNING OR LAND USE ISSUES.

There were no citizen comments on unscheduled matters.

XI. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Dr. Wallin, seconded by Mr. Waller that the meeting adjourned at 10:50 p.m. to Tuesday, October 20, 2015 at 3:30 p.m., in the Public Meeting Room, 10001 Iron Bridge Road, Chesterfield, Virginia.

AYES: Messrs. Gulley, Waller, Brown, Patton and Wallin.

Chairman/Date

Secretary/Date